



Sept. 24, 2021

Clatsop Co. Board of Commissioners  
c/o Clatsop County  
800 Exchange St.  
Suite 410  
Astoria, OR 97103

Dear Commissioners Kuala, Toyooka, Wev, Bangs and Thompson,

Oregon Coast Alliance is an Oregon nonprofit corporation whose mission is to protect coastal natural resources and work with residents to protect community livability. We write today concerning the proposed amendments to the Short Term Rental (STR) ordinances of Clatsop County.

The proposed ordinance provisions propose only minimal changes to the county's existing STR ordinances, and will have little effect on the underlying problems, which include both the uninhibited allowance of STRs in residential areas, and stress on infrastructure in rural residential areas, especially water, septic and wastewater. The proposed changes implement few of the Best Practices common to STR regulation.

ORCA approves the proposal to limit STR approval to two years, from the current five years. We also agree that STR permits should not be transferable. This is a commonly used Best Practice.

There are several points we would like to mention:

1. Combining the ordinances of Arch Cape and the rest of the county is not appropriate, as communities differ in their requirements, infrastructure, and zoning patterns.
2. STRs located in areas using septic should be restricted to the original capacity of the septic system for that residence as permitted by DEQ.
3. STRs should no longer be allowed in neighborhoods or communities in areas zoned strictly for single family residential.
4. Explore methods of reducing, grandfathering and capping STRs in single family residential neighborhoods. STRs are a commercial business, and do not belong in residential neighborhoods.

5. Occupancy should be limited to “sleeping areas” that are actual bedrooms, rather than any temporary sleeping facilities in the residence.
6. There should be a county maximum occupancy rule for all STRs, based on maximum septic capacity for the residence, fire department standards and street capacity. The county maximum occupancy for a given residence must be equal to or lower than those based on septic, fire or street limitations.

Thank you for the opportunity to testify in this matter. It is very important for the future of rural Clatsop County.

Sincerely,

*/s/ Cameron La Follette*

Cameron La Follette

